

eastcowes@wright-iw.co.uk

wright
estate agency



£310,000

29 Cromwell Avenue, East Cowes, Isle of Wight, PO32 6GD





Nestled in the sought-after area of Cromwell Avenue, East Cowes, this modern end-terrace house presents an ideal opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property offers ample space for family living. The house features a welcoming reception room, perfect for relaxation and entertaining guests, kitchen with dining area, utility room and cloakroom wc.

The property boasts two bathrooms, ensuring that morning routines run smoothly for the whole family. A significant advantage of this home is the parking provision, which accommodates two vehicles, along with a garage and a driveway, providing both convenience and security.

Families will appreciate the close proximity to local schools, making the daily school run a breeze. The good-sized garden offers a wonderful outdoor space for children to play and for adults to enjoy gardening or alfresco dining during the warmer months.



Set in a popular location, this home combines modern living with the charm of East Cowes, making it a perfect family home. Whether you are looking to settle down or invest, this property is sure to meet your needs. Don't miss the chance to make this delightful house your new home.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located one mile away.



Hallway

Lounge

Kitchen/ Diner

Utility Room

Cloakroom wc

Landing - First Floor

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Bathroom

Outside

To the side of the property is the garden which is mainly laid to lawn with gated access leading to the front. The garden is a real sun trap and is ideal for relaxing and al fresco evenings.

Parking

Located to the side of the property is the driveway providing off road parking for 1 car. The driveway leads to the garage which has up and over door.

Council Tax

Band C

Additional Information

Communal Area Greenbelt charge - £300 per annum

Services

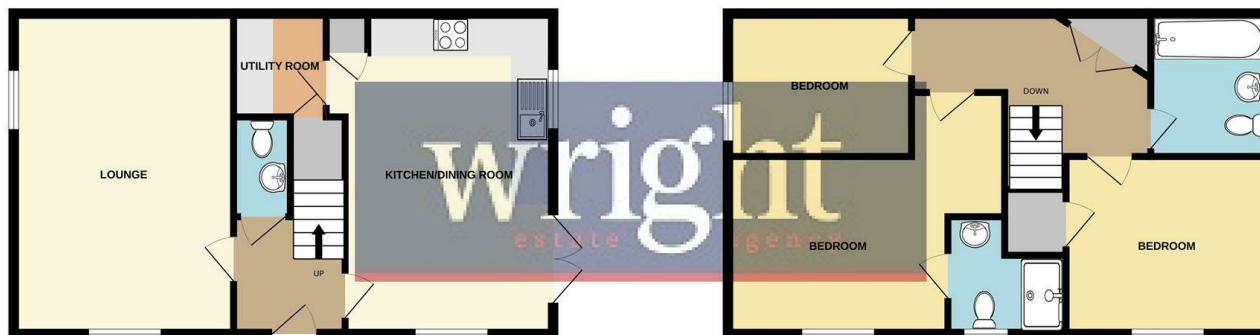
Mains Drainage, water, gas and electric

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.


GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

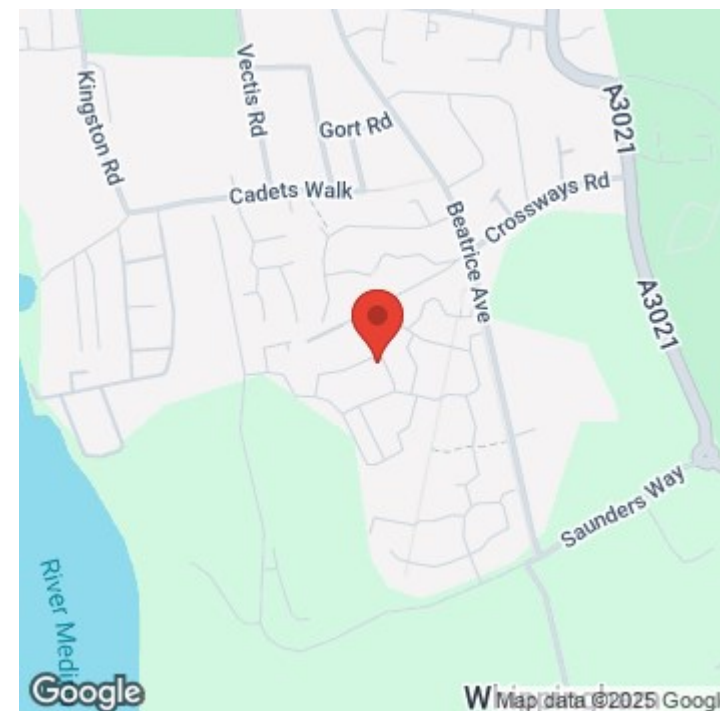
1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

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